

HAMILTON COUNTY BOARD OF COMMISSIONERS
MAY 14, 2007

The Hamilton County Board of Commissioners met on Monday, May 14, 2007 in the Commissioners Courtroom in the Hamilton County Government and Judicial Center, One Hamilton County Square, Noblesville, Indiana. The Commissioners met in Executive Session in Conference Room 1A at 1:00 p.m. President Dillinger called the public session to order at 1:52 p.m. and declared a quorum present of Commissioner Christine Altman, Commissioner Steven C. Dillinger and Commissioner Steven C. Dillinger. The Pledge of Allegiance was recited.

Approval of Minutes

Altman motioned to approve the minutes of March 26, 2007. Holt seconded Motion carried unanimously. Altman motioned to approve the minutes of March 30, 2007. Holt seconded. Motion carried unanimously. Holt motioned to approve the minutes of April 9, 2007. Dillinger seconded. Dillinger and Holt approved. Altman abstained. Altman motioned to approve the minutes of April 23, 2007. Holt seconded. Motion carried unanimously. Holt motioned to approve the minutes of April 27, 2007. Altman seconded. Motion carried unanimously.

Executive Session Memoranda

Holt motioned to approve the Executive Session Memoranda of April 23, 2007 and May 14, 2007. Motion carried unanimously.

Resolution 05-14-07-1, Sale of Excess Real Estate

Holt motioned to approve Resolution 05-14-07-1, A Resolution of the Board of Commissioners of Hamilton County, Indiana, and Authorizing Riverview Hospital to Sell Excess Real Estate. Altman seconded. Motion carried unanimously.

Plat Approval [1:55:40]

Canterbury Estates

Mr. Joel Thurman stated the plat for Canterbury Estates is a 60 acre tract owned by one family and they want to plat it with three (3) lots and a common area. When it was here in November there were several issues discussed. The driveway is a 2,700' private road. From the highway department's standpoint they have met everything we have asked for. Musselman Ditch is close to the southern portion of the property. During the prior meeting it was discussed that they could build the road up to county standards up to that ditch and then north of the ditch it would be 2' narrower. It is a private road. Everything has been stated in the plat as requested. The language includes that they can not petition for it to become a public road, lot owners are responsible for maintaining the road. Thurman stated highway's recommendation is to approve the plat. Altman motioned to approve. Holt seconded. Altman stated she is concerned that the common area remains taxable at full rate. Motion carried unanimously. Holt asked if this still needs Plan Commission approval? Thurman stated he believes the Plan Commission has approved it.

Highway Business

Acceptance of Bonds/Letters of Credit – Highway Department

Thurman requested acceptance of Bonds and Letters of Credit for the highway department. 1) HCHD #B-01-0129 – Western Surety Company Continuation Certificate for Bond No. 69123539 issued on behalf of Wilson Water & Sewer Services, Inc. to now expire April 29, 2006. 2) HCHD #B-03-0049 – Western Surety Company Continuation Certificate for Bond No. 43170814 issued on behalf of S&W Sewer & Water, Inc. dba A&B Excavating to now expire May 21, 2008. 3) HCHD #B-03-0124 – Travelers Casualty and Surety Company Continuation Certificate for Bond NO. 400SV2222 issued on behalf of English Excavating and Plumbing Co. to now expire April 13, 2008. 4) HCHD #B-07-0013 – Western Surety Company Permit Bond No. 43342190 issued on behalf of Busby Drilling Co., Inc. in the sum of \$10,000 to bore a 16" water line parallel to Cyntheanne Road starting 200' north of 136th Street to south side of 136th Street to expire April 20, 2008. 5) HCHD #B-07-0014 – Western Surety Company Permit Bond No. 43342191 issued on behalf of Busby Drilling Co., Inc. in the sum of \$10,000 to bore a 12" water line on south side of 136th Street under Cyntheanne Road to expire April 20, 2008. 6) HCHD #B-07-0015 – The Cincinnati Insurance Company Right of Way License Bond No. 88884170 issued on behalf of Dotlich Contractors, Inc. in the sum of \$25,000 to expire April 16, 2008. 7) HCHD #B-07-0016 – Fidelity and Deposit Company Annual Permit Bond #8530507 issued on behalf of Elevation issued on behalf of Elevation Excavation, Inc. in the sum of \$25,000 to expire April 20, 2008. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Agreements/Supplements

Small Structure #13006 Utility Agreement

Thurman requested approval of a Utility Reimbursement Agreement with Veolia Water for 104th Street over Anderson Ditch, Small Structure #13006 Replacement in the amount of \$9,692.00. Altman asked if we have to use their personnel? Thurman stated yes. Altman stated this seems excessive. Mr. Faraz Khan stated the hydrant is being relocated, he has discussed this with them but we have no way of relocating the hydrant without their personnel. Thurman stated we have reviewed the man hours and justification of hourly rates. They do not allow anyone else to work on their lines. Holt motioned to approve. Altman seconded. Motion carried unanimously.

Bridge #19 Engineering Agreement

Thurman requested approval of Engineering Agreement, HCHD #E-07-0002 with The Schneider Corporation for replacement of Bridge Number 19, West 256th Street over Teter Branch of Little Cicero Creek. Holt motioned to approve. Altman seconded. Motion carried unanimously.

Bridge #23 Engineering Agreement

Thurman requested approval of Engineering Agreement, HCHD #E-07-0003 with DLZ Indiana, LLC for bridge replacement of Hamilton County Bridge No. 23 which carries Joliet Road over Woodruff Branch and the necessary approach work. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Small Structure #13006 Utility Agreement

Thurman requested approval of Utility Agreement (Non-Reimbursable) with Hancock Telecom for Small Structure #13006, 104th Street over Anderson Ditch. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Bridge #60 Final Acceptance

Thurman requested approval of the INDOT Final Acceptance for Bridge #60, Gwinn Road over Little Cicero Creek. Holt motioned to approve. Altman seconded. Motion carried unanimously.

Bridge #191 Road Closure

Thurman requested permission to close Olio Road over Geist Reservoir for Bridge #191. Olio Road would be closed between 104th Street and 113th Street for one day between the hours of 9:00 a.m. and 2:30 p.m. for installation of steel beams. They have called Hamilton Southeastern Schools but have not had a return call to date. We did get their hours of when the last bus comes by. It is the highway department's belief that allowing the closure would be a better

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way to install the beams. With the size of the beams and method of installation if the contractor tries to maintain traffic, traffic will be sitting for 20 to 30 minutes at a time. Holt asked if it is physically possible to be done by 2:00? Thurman stated they and the contractor believe so. Altman asked if there is a Plan B if set up is delayed? Thurman stated we will make sure everything is ready to go at 9:00 a.m. and if they are not ready it will be pushed to the next day. The contractor is comfortable with getting everything set by 2:30 p.m. Mr. Brad Davis stated they will also set out advanced message boards. Holt asked if this is a one day closure or several days closure? Thurman stated this is a multi-phase job, this closure should cover this phase. Mr. Matt Knight stated we have not discussed the next phase but he anticipates closing the road on the second phase as well. Holt asked if it will be this year? Knight stated yes. Holt asked if it would be possible to advertise both closure dates at the same time? Knight stated there will be several months between closures and it is tough to estimate. Holt motioned to approve. Altman seconded. Motion carried unanimously. Holt asked if the T.V. stations be should notified? Davis stated they will do a media release. The signage will go up as soon as we get the date.

104th Street Road Closure

Thurman requested permission to close 104th Street between Olio Road and Georgia Road for replacement of Small Structure #13006, 104th Street over Anderson Ditch, for 10 calendar days beginning May 21, 2007 thru June 1, 2007 from 9:00 a.m. to 2:30 p.m. daily. Thurman stated they have contacted Hamilton Southeastern Schools and will make sure they do not have a problem with the schedule. Holt motioned to approve. Altman seconded. Motion carried unanimously.

Ordinance 05-14-07-B - Petition to Vacate Public Right of Way

Thurman requested introduction of Ordinance 05-14-07-B, Petition to Vacate Public Right of Way of Old State Road 238 and set the public hearing for May 29th at 1:00 p.m. Holt motioned to approve. Altman seconded. Motion carried unanimously.

146th Street Extension Federal Reimbursement

Davis stated the county has received \$3 million of federal reimbursement for the 146th Street Extension Project. Davis has reviewed an earmark submittal for the 146th Street project as requested by Ms. Jan Powell that will be sent to Senator Lugar's office. The technical corrections bill that should have been done last year is now being introduced this year and they hope it will be done by June 30, 2007. Those corrections need to be in place before federal funds will be released.

Highway Maintenance Department Summer Work Schedule

Davis requested permission to amend the highway department's maintenance staff work schedule for the period of June 4 to September 23, 2007 to work four – 10 hour work days. Holt motioned to approve. Altman seconded. Motion carried unanimously.

Roadside Herbicide Application

Davis stated the highway department has requested a quote from Townsend Tree Service for a roadside herbicide application for the medians and 146th Street. Altman asked if next year it will come out in March or April to control the weeds before they come up? Davis stated yes. Holt asked if Townsend is our preferred provider? Davis stated yes. Holt asked if we should take bids for the particular application? Davis stated we can ask for quotes.

Highway Meeting

Davis stated there is a Friday morning highway meeting scheduled for May 25, 2007 at 7:30 a.m. at the highway department.

INDOT Section 5311 Grants

Holt stated he received a letter from INDOT regarding Section 5311 Grants for Rural and Small Urban Public Transit Grants. Holt stated he does not think we are in a position that we are watching these grants as well as we could. Altman stated we are already participating in this section with the on demand service operated by Janus Development. We are online to receive two (2) more vans. Holt stated he is concerned that we are leaving this to Janus as we are continuing to be asked to be a larger part of the funding formula. Would there be merit in having someone at the highway department, since they are our transportation department, to at least be monitoring what is going on in the public transit world to make sure we are doing everything we should be doing from a grant perspective. It seems we would be vulnerable if we have no one in the loop regarding public transit. Altman stated we would have to create a new position because it is so specialized in this area. Having a contact at the highway department is fine but in terms of expertise on that grant program, we have put it in Janus' hands. Mr. Fred Swift stated Janus has their own grant writer who handles the transportation grants. Davis stated this would be something new to the highway department. Holt stated all of the vehicles say Hamilton County Transit and if Janus decides this is not their mission people are going to be looking at Hamilton County as to what is next. Altman stated Janus understands they are going to give us more of a heads up, the reason they got into the business was because of their own transportation needs, which they expanded. Holt stated if we are a player in this there would be merit in having someone on the engineering staff or someone at highway, not creating a new position, of just having the pulse of what is going on. Altman suggested integrating highway staff with the Janus quarterly meetings to serve as a liaison. Davis asked if the grant applications have to come from a governmental agency? Altman stated we approved them, it was brought up that Janus is going to ask for more funding through county council. We need to get a resolution for funding that supports their request before they do it. This grant cycle is on the State calendar on half years. There is a lot we can coordinate. Holt motioned to have highway staff participate in the quarterly planning meetings with Janus and serve as our liaison. Altman seconded. Motion carried unanimously.

Noblesville Township Assessor Building Lease

Ms. Robin Ward is requesting she be allowed to enter into a lease for office space located at 400 Lafayette Road in Noblesville. She has been informed by her landlord that the Bureau of Motor Vehicles will be expanding into her office space and she has also run out of space. Dillinger stated he has researched rent comparisons, she is at the bottom of the square footage range at this location. Altman asked if it was negotiated that they can apply for a tax exemption? Ward stated she did. Altman asked if that has been adjusted into that rate? Ward stated he has told her it was, he was going to raise it 2% - 3% per year and she asked him if he would back that off, because of the taxes he would save. He did back that off and agreed to not raise her rent for three (3) years. He did not back down on the price per square foot. Altman stated he is not taking into account he is going to be able to pocket property taxes. Ward stated his assessment is probably going to go up and his property taxes will go up. She could not estimate the taxes for him. Altman stated we could do a direct offset within the lease that if he is granted an exemption because of your occupancy that will reduce the gross rent per year. Dillinger asked Altman if she wants to go negotiate that for her? Altman stated yes. Altman asked if there was other property in the area? Ward stated she looked at two new buildings and they were both asking \$20.00 a square foot plus \$20.000 a square foot for build out. They are a shell right now and she would have to pay for the build out and she does not want to go to that expense. Altman suggested Ward contact a realtor. Howard stated

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there is not much out there. Dillinger stated he has looked at this space and it is fine, if you want to negotiate to get a better deal that is fine, there is not much else where she can go. Altman stated we exempt out a for-profit landlord and if you look at the State statute she is not sure why we are doing that. We need to look at that statute. Altman stated she has always understood the statute to say that you do not exempt out a private landlord even if they rent to a not for profit. Howard will review the statute. Altman motioned to approve subject to review of the lease rates and council approval. Holt seconded. Motion carried unanimously.

Dillinger called a break in the meeting.

Dillinger called the meeting back to order. [2:54:24]

Recorder's Doxpop Agreement

Ms. BJ Casali requested approval of an agreement with Doxpop to publish the Recorder's records on the Internet. This is a similar agreement that the county has for the courts. The difference is that the Recorder will receive funds from this because people will be able to print the documents. The funds will be collected by Doxpop and they will distribute the funds to the Recorder daily. Howard stated one of the issues is where these funds would go. At the present time the Recorder has a document perpetuation fund where she receives funds for copies and this provides a substantial portion of her operating expenses thereby reducing her input on the general fund. Those amounts are deposited with the Treasurer monthly and audited by the State Board of Accounts. Most of the Recorder's monies come from title companies. The title companies will be downloading the same data off of Doxpop. We anticipate a reduction in the Recorder's copying expense but a reciprocating increase in funds from Doxpop. Do we want the ordinance to authorize these funds to be deposited into the Recorder's Document Perpetuation Fund and if we don't she will have to go before the county council for additional appropriations and rearrange her financing. Ms. Jennifer Hayden stated she does not have much of a budget; she has the Perpetuation Fund, Salaries, Water and Postage. Altman asked if the document fund is restrictive? Since this is un-restricted money put it towards supporting the technology. Altman stated if we put it in the document fund then it is restricted. Hayden stated she has spoken with the State Board of Accounts and they recommended setting up an ordinance putting the monies into the perpetuation fund. Altman stated it might be better to do something else that is more flexible unless it is required. Hayden asked if there is a possibility of setting up a fund that the Recorder has access to it and not other departments? Altman stated that might be for operation purposes and have council appropriate it for the Recorder's office. Howard stated we can amend the ordinance that created the perpetuation fund and provide the support, maintenance, etc. for the Recorder and that would expand the uses. Hayden stated as long as she does not lose revenue. Holt motioned to request the attorney to amend the Document Perpetuation Fund to accomplish what it sounds like everyone in the room envisions so the Doxpop money can go into the perpetuation fund. Altman stated she thought we did not want it to go into the perpetuation fund because of the restrictions on it? Howard stated we are going to amend the perpetuation fund ordinance to make it a permitted use. We are going to add that these funds go in it and add the use, all in the same fund. Altman seconded but when it comes up lets make sure it is open for general use within her office if necessary. Motion carried unanimously. Holt motioned to approve the agreement. Altman seconded. Motion carried unanimously.

Redaction Services and Support Agreement

Casali requested approval of a Redaction Services and Support Agreement with CSI – Computer Systems, Inc. to redact approximately 524,000 documents per year. A one-year agreement is \$.10 per document at \$52,400 per year; Three-year agreement is \$.08 per document at \$38,300 per year; Four-year agreement is \$.05 per document at \$26,200 per year. The Recorder's office employees would actually do the redaction, the fee for the software is based on the number of documents that would be accomplished. There is also a \$.07 charge for each document in excess of the 524,000 documents. For documents that are already filed there will be a \$.04 per document redaction fee. CSI will be handling that redaction. Howard stated there has been a requirement that a certification be placed on each document that the information is redacted off of the instruments, are we going through every document no matter what? Hayden stated yes. Howard asked even if they have the statement and it has been redacted? This is a failsafe procedure? Hayden stated to the extent feasible. If something has been put on there and there is a statement saying that there is no social security numbers, they have perjured themselves. Hayden can not record any documents without this affirmation statement. After it has been redacted they put a provision in the statute that it is to the extent practicable. Howard stated your duty is to the extent practicable to review them? Hayden stated it is not going to be 100% because we have to look at each document to find that number. Holt asked what would happen if we did not approve this and you did not record a document that did not have the certification? Hayden stated this is legislation that needs to be in effect by January 2008, she has to have the redaction software. Holt stated the legislation is making every county in Indiana incur this expense even though everyone that records a document has the certification? Hayden stated yes. In 2006 every document recorded had a \$2.00 additional fee added to it. There is a fund of approximately \$205,000 already set aside for this software. In 2011 any money in this fund stays with the Recorder, any money after that date goes into the county general fund. Holt asked if you elect the four-year plan and you run over why is it charged at \$.07 per copy instead of the \$.05 per copy? Casali stated that is the agreement with the company that built the software. Holt stated that seems strange. Casali stated this is how the software vendor charges back to CSI for their product. There are multiple vendors other than CSI using this software. Holt motioned to approve the program and select the four-year option. Altman seconded. Altman asked if the software has been tested? Hayden stated Wayne County was a pilot county and has tested it, she has been told it is very accurate, she does not have numbers. Altman stated her only concern is if we go four years and it is not deemed reliable. Hayden stated she understands from other Recorders that this is one of the most reliable software. Holt asked if this vendor is as cheap as the other vendors? Hayden stated yes. Motion carried unanimously.

Purchase Orders – ISSD [3:07:50]

Groupwise Licenses

Casali requested approval of a Purchase Order for the purchase of 100 additional licenses for Groupwise in the amount of \$11,470. Altman motioned to approve Holt seconded. Motion carried unanimously.

Groupwise Maintenance Agreement

Casali requested approval of a Purchase Order for the GWArchive Subscription in the amount of \$13,336. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Netmotion Wireless Software Maintenance

Casali requested approval of a Purchase Order for the Netmotion Wireless Maintenance for 200 licenses and policy in the amount of \$5,992.50. Holt motioned to approve. Altman seconded. Motion carried unanimously.

Cabling Project Change Orders

Casali requested approval of Change Order for the Judicial Center Cabling Project. 1) Contract 5237 CCF-A for display of agenda and supporting documents during the County Council meetings in the amount of \$1,735.60. Altman motioned to approve. Holt seconded. 2) Contract 5237 CCF-B: add 12 data runs in the computer room in the amount of

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\$600.00. Altman motioned to approve. Holt seconded. 3) Contract 5237 CCF-C: add 160 data runs to project in the amount of \$18,093.00. Altman motioned to approve. Holt seconded. Motion to approve all three change orders approved unanimously.

Computronix Statement of Work

Casali requested approval of a Statement of Work from Computronix to do a gap analysis for the tax management software in the amount of \$124,000. We will retain 10% pending final acceptance of the gap analysis. Altman motioned to approve. Holt seconded. Motion carried unanimously. Altman asked if there is funding? Casali stated she transferred money and if she needs additional she will go back to council.

ISSD Travel Approvals

Casali requested approval of ISSD staff to attend various training seminars in 2007. 1) Joannie Wert – IP Telephony Classes in Carmel, Indiana. 2) Jeremy Hunt – New World Aegis Conference in Baltimore, MD. 3) Trini Beaver – Kronos Training in Houston, TX. 4) Phyllis Williams – County Auditor’s Conference in Indianapolis. 5) Larry Stout – ESRI Conference in San Diego, CA. 6) Two staff members to Posse Conference in Edmonton, Alberta Canada. 7) Two staff members to Eden Conference in Denver, CO. 8) Two staff members to Proval Conference in Tuscon, AZ. 9) Two staff members to Kronos Conference in Las Vegas, NV. Altman asked Casali to take a closer look at the Proval Conference. Casali stated there is a Core Technology Conference in Tampa, FL which Ollie Schierholz will attend and the Judges have requested a member of the ISSD staff attend. Holt motioned to approve. Altman seconded. Motion carried unanimously.

Dark Fiber Cable

As part of the 2004 UASI Grant funding fiber optic cable was installed along SR 32 and as part of the agreement with Indiana FiberWorks (IFW) Hamilton County would benefit financially from the sale of the dark fiber along this route. An inquiry has been made regarding this fiber. Casali asked if a separate agreement is necessary each time fiber is sold or can there be one agreement with IFW for this and future sales? Should the income be directed into county general, E-911 or the Technology Oversight Board which runs all expenses for running the fiber network. Altman stated we have to meet sustainability goals with the UASI Grant with future funding. It makes sense to re-direct those funds to the maintenance of the project. Altman stated she has asked BJ if she is looking at contracts to make sure we do short-term contracts or layer it so we can adjust pricing or pull the contract in case of our need for those lines.

State QPA for Purchasing New Telephone Handsets

Casali requested permission to use the State QPA for purchasing the new telephone handsets for the rewiring and IP-Telephony. We will purchase approximately 600 telephones at a cost of \$200,000. The QPA gives a 49% discount on Telephony products. Howard has indicated using the State QPA is acceptable rather than going out to bid. Holt motioned to approve. Altman seconded. Motion carried unanimously.

ISSD Personnel Changes

Casali requested permission to attend the Personnel Committee meeting to request some changes in the ISSD personnel. They have lost their Network Manager and she would like to replace that position with a Network Administrator which is a cost savings of \$25,000. For the E-911 project she would like to demote one of the positions from a Senior Systems Administrator (PAT C) to a PC Communications Specialists (PAT B) which will save approximately \$5,000-\$6,000. There is an employee at the Sheriff’s Department that they would like to promote from a COMOT B to a Senior Systems Administrator at the same salary, she has the Sheriff’s approval for the promotion. Holt motioned to approve. Altman seconded. Casali requested permission to transfer \$5,000 from the Network Manager position to Overtime. Holt stated same motion. Motion carried unanimously.

Buildings and Grounds [3:20:45]

Equipment Purchase

Mr. Scott Warner requested permission to purchase a wheel steel loader, it is included in the 2007 budget. Warner received quotes from: 1) Reynolds Farm Equipment - \$44,843.00; 2) Stone & Stemle - \$45,253.00; 3) Sunbelt Rentals - \$45,958.65; 4) RECO Equipment - \$48,035.00. Warner recommended purchasing the equipment from Reynolds Farm Equipment. Altman asked where is this going to be located? Warner stated it will be stored at the Jail/Corrections Campus but we will also use it downtown as needed. Altman asked how will you get it back and forth? Warner stated it will be driven. Altman asked if we have the same thing at Household Hazardous Waste (HHW)? Warner stated it is a similar item. Altman stated we have talked about loading and unloading trucks and if we really needed a skid steer as we have one at HHW, how much is that one utilized? Warner stated every time we have asked to use it we have been denied because they have been using it. Warner stated we have quite a bit of use for it. Altman motioned to approve the lowest quote. Holt seconded. Holt asked how many times have you asked to borrow it? Warner stated he does not know the total count, Tony at the fairgrounds has asked to borrow it and they were using it for other things and Brett (Jail) has asked a few times and it was always in use, he can think of 3 or 4 times at least. Holt asked if it would be easier to move it around on a trailer than to drive it? Warner stated it might be, we will have to look if it will fit on any trailers we have. Altman asked how fast do they go? Warner stated it will go the speed limit of a city street. Warner stated the support building at the Jail has been designed to store this equipment. Holt asked if we own the one at HHW or is it owned by the Solid Waste District? Altman stated Solid Waste bought it. Holt stated he would be curious to see what the hour meter said in terms of it not being available for Warner’s usage. Holt stated he can’t believe they are using that thing 8 hours a day. Warner stated it could be coincidental that when we need it they have a use for it too. Holt asked if Warner was asking for the week, the hour or the day? Warner stated he does not know the specifics of those incidences. He knows his supervisors have tried to use it when they have tried to off load things or move things and it has not been available. Holt motioned to table. No second. Dillinger and Altman approved. Holt opposed. Motion carried.

Community Corrections Facility

Warner stated at the Community Corrections building the main breaker for the switch gear is fused closed, which does not allow for us to open up service to the building as needed. Warner stated there is not sufficient money in the community corrections budget to take care of this issue. Ralph Watson has asked for assistance from Buildings and Grounds. It is estimated to cost \$8,300. Warner requested approval to take care of this issue for Community Corrections. Holt motioned to approve. Altman seconded. Motion carried unanimously.

House on South Parking Lot

Warner stated the house on the south parking lot is demolished and the site has been graded.

Corrections Complex Project Workshop

Mr. Larry Dawson requested a meeting with the commissioners for a workshop to review design of Phase 2 of the corrections complex project at the end of the May 29th Commissioners meeting.

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4-H Fairgrounds Study and Downtown Space and Parking Study

Dawson stated the contract for the 4-H Fairgrounds Economic Study and Downtown Space and Parking study was tabled at the last meeting. Altman asked Dawson to describe the scope of the 4-H Fairgrounds study. Dawson stated the first step of the fairgrounds project would include an economic analysis to try to determine if there is a value of the current land and if there is a re-purposing possibility of that land. If there is an economic value would there be enough money to relocate the fairgrounds. The second step would be some type of redevelopment plan, which there is no reason to go into at this point. The discussions he has heard is if there is nothing to redevelop and no value gained to the county then there may not be a possibility of relocating and coming up with the money. The simplest way to do that was to do an economic analysis only of what that ground might be worth if it were to be redeveloped. If we do all of our due diligence a separate way and making sure how we can use that property and if it is of some economic value. Altman asked if the work is going to be economic value to a third party, an economic value to the county on redevelopment? Dawson stated county and other civil units of government should be included. Altman asked if they are going to quantify a value and give us an idea of what we can acquire as an alternate location as part of this scope? Altman stated she doesn't know how she can make a decision if she knows the cost of "x" but does not know what "y" costs. Dawson stated if we don't know how much money we can get for that land there doesn't seem to be a lot of sense in working up a design and site development, even if it is on property already owned by the county to know how many dollars we have to work with. Altman stated we need included in the initial project what acreage in that area of the county would buy and what new buildings would cost. She has no idea what up north costs with prevailing costs. Dillinger stated Larry is doing exactly what we told him to do at the retreat. Altman stated she thought part of the program was to decide what that would buy us up north. Dillinger stated step one was to find out if there was significant potential value of the current 4-H grounds facility to even investigate relocation. Altman asked how much is Phase 1 of the Fairgrounds? Dawson stated \$30,000. Altman stated we could approach it a little less expensively, an appraisal would be a starting point and then go through an economic analysis. Holt stated he agrees, why wouldn't an appraisal tell us what we are talking about in Step 1? Howard stated he thought the project was an analysis of the cost benefit of looking at the existing condition, looking at the future condition and seeing what the net was. Dawson stated that would be a wonderful way of doing it but you should do it as an "A" and "B". If there is no value then there is no sense to go onto the "B" step. We are trying to tell you how many dollars the "A" step you would have to work with if you make the decision to go ahead. Howard asked if Dawson if we would be better using their expertise if they would give us the costs of building something new, we can get an appraisal of the old. Dawson stated Phase 1 is most critical if we are basing the relocation strictly on the value of what we are getting out of Phase 1. An appraiser can set the value but we need to have more certainty, we need to know the directions we could go and who the potential targets are. Dillinger stated he does not think an appraiser could tell us what we really want to know. The development community would dictate that community more than just an appraisal price. Altman stated if you get a full commercial appraisal it would get us within 50% and it would tell us what we need to know so we can go to Phase 2. Howard stated there would be a difference between an appraisal and a market analysis. Altman stated she would feel more comfortable using Envoy's talents to tell us what Part B is worth and do a quick review to see if we go to the next stage or a full development review. Dillinger stated this is different where we started out. Altman stated her understanding was it would be a feasibility study to see if we could flip. Holt stated that was his understanding as well. Dawson stated he understood it that the only thing we wanted to do was an economic evaluation to prove where we were with some degree of certainty before we looked at relocation costs. He has been of the understanding that if there is a large economic difference between the current evaluation and the design of the new then we would not spend the money. Dillinger asked in the \$30,000 scope, did that include doing that? Dawson state yes, it included doing an economic evaluation and trying to work with some third parties, some civil units of government to try to find out if we had value and also interest. Dillinger asked if Dawson understood that there was to be some research done on moving it up north or anything? Dawson stated no he did not. That is the logical "B" step in the process but he does not know that there is an overwhelming desire to ask the council for money to go ahead and fund it other than off of the proceeds of selling the ground.

Altman asked to discuss the parking and space needs study. Dillinger stated he thinks this needs to be two components as well. Dillinger stated they have held the first meeting of the Noblesville Strategic Planning Committee on Friday. Dillinger is chairing the parking sub-committee. Part of that should be separated. He needs Envoy's expertise on the parking aspect. Altman asked what is the scope for \$50,000? Dawson stated what is included is not options but questions such as what are we projecting the population to be over 10 year increments up to 2050. What that translates to in number of employees in each of the offices and trying to project what that means for court space. The adjacencies of those different offices and how they need to fit together and do they all need to be downtown and where would we park those people. We would bring back options in the 10 year increments. We have needs for so many employees in each individual offices over each decade, the adjacencies appear to look like this, revisiting the plan is everything related with courts going to be right here, therefore is there room for all of the ancillary offices that go with county government and where are we going to put them to make them convenient to the citizens that need to use those offices. How are we going to provide space in this building for 30 years. We will have to have this a courts related building only and maybe even across the street. That leaves a lot of other departments that we may not have space for in the two buildings we have along with our parking problems and what the commissioners decide to do on the west side of this building. We will look at what the problem is, then look at the needs are and then the options. This study is trying to get to the point to be able to lay all of the problems on the table so we are all talking about the same thing and then jointly figuring out our options in subsequent steps. We are not talking about designing anything, we are making sure we don't waste money and we don't use valuable space that we will have to have 20-30 years from now. Altman asked if they are looking at the inventory of county assets as they sit now when you go through the analysis. You can project employees of "x" project and county functions of "y" and we have space of this and these are alternate uses of these parcels? Dawson stated this is part of what he is talking about. While Noblesville seems to be ahead of this by re-creating the downtown area we have to make plans for the county's benefit of what is going to work best for us as a county government and at the same time be a contributor, not an obstructionist to what Noblesville would like to do downtown. Parking will be one of the highest priorities. Dillinger stated the parking aspect is one of the things we need to work with Noblesville very closely. Altman asked if part of the plan looking at if the Health Department grows to double and we continue to provide the same services what parking needs of the user coming into specific departments are? Dawson stated yes and where else could that go if the entire basement goes to prosecution or other things related to this building and the court function. The adjacently study is probably as important as the populations needs, employee need and where are we going to park them. Altman asked if part of it is what we talked about at the retreat looking at off site parking bringing employees in by some method? Dawson stated yes. Holt stated he thinks he

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has a good understanding of this contract and is supportive. Altman stated she is to. Altman motioned to approve it as the scope was described. Holt seconded. Motion carried unanimously. Dillinger recommended Dawson meet with the city's redevelopment people as soon as possible, we will be holding parking meetings in the near future.

Jail Site Change Order

Dawson requested approval of the Change Order adding the individual jail projects by name. Altman motioned to approve the change order as presented. Holt seconded. Motion carried unanimously.

4-H Fairgrounds Study

Dawson asked if they will hold on the 4-H study for now? Altman asked if they should commission for an appraisal, she is not comfortable tabling it, she would like to move forward but she is not comfortable with \$30,000. Holt stated we might create misunderstanding if we table it. Holt stated an appraisal will tell us where we are. Howard stated there needs to be an appraisal but if you talk to the planning department they can tell you who the potential users are in the foreseeable future. Altman stated it is key to find out if there is any value to the existing facilities, which we have invested a lot of money in. Holt motioned to ask counsel to get a quote for an appraisal of the property. Altman seconded. Dillinger asked what do we do with Envoy's portion of the contract? Holt stated after the appraisal we will see the scope of what Envoy's contract should be, which will be telling us what a new fairgrounds would cost. Motion carried unanimously.

Altman asked Howard to prepare a new contract with Envoy for the downtown study in the amount of \$50,000 with the project scope as discussed today.

Commissioner Committee Reports

Visitors Bureau Building

Altman stated the Hamilton County Convention and Visitors Bureau is owned by Hamilton County. There are encroachments on the face of the building into city property because of fascia issues. Pedcor has prepared a petition to go before the City of Carmel to vacate that portion of property to the City of Carmel. Altman requested this be approved. Howard stated under statute the owner of record must petition to vacate right of way so we as a successor in title are consenting to request and since we own the building and it is being encroached he recommends approving the petition. Holt motioned to approve. Dillinger seconded. Holt and Dillinger approved. Altman abstained. Motion carried. Altman stated in order to release the escrow will require we get deed to the clear encroachments. We have asked Pedcor to get title from the city back to the county to clear it.

New York Health Care Reform Act – Public Goods Pool

Ms. Sheena Randall stated the New York Health Care Reform Act imposes an 8.85% fee for services rendered when a non-resident of New York receives medical treatment in their state. If we file an application we receive the 8.85% fee, if we don't have an application on file they charge us 34.82%. Nyhart had previously filed this application on our behalf and it has now expired and we need to re-file it under Meritain. Holt motioned to approve. Altman seconded. Motion carried unanimously.

Out of School Suspension Program Funding

Holt stated the Commissioners received a letter from Gary Lamey requesting the Commissioners support for continued funding of the Out of School Suspension Program. Holt motioned to support the request for funding and send it to council with a favorable recommendation. Altman seconded. Motion carried unanimously.

HAND Request for Community Development Block Grant Funds

Altman stated she met with representatives of HAND and the Noblesville Housing Authority to go through what was presented at a previous meeting for their request for Community Development Block Grant Funds (CDBG) to be used toward the construction of three (3) single family residences. The homes will be constructed in Cicero. They have assured her this was a one time shot, it had to be new construction. We turned down their original request because of Hamilton County's foreclosure rates. Altman stated it is necessary that they receive certification which they will receive if they build these homes. For the long term HAND will be looking at housing for lower to moderate senior citizens, which is critical. Altman stated based upon the new and more complete information she motioned to approve the use of the CDBG funds for this project in an amount not to exceed \$50,000. Holt seconded. Motion carried unanimously.

Personnel Committee

Dillinger stated there is a Personnel Committee meeting Tuesday, May 15th. Altman asked if they are going to review new hires? Dillinger stated Councilman Beaver has told them it was not necessary because they want to review new hires during the budget process.

Contract Asset Employee

Altman asked the commissioners to consider asking for a commissioner's employee that is a contract asset person. This person would review and maintains all contracts. We need someone to get a handle on the contracts. Dillinger stated he thought that is what the Auditor's office is doing. Altman stated that is not their job description – to do contracts or negotiate or watch them. We need to decide who is going to do it or find someone to do it. Howard stated it would be a Clerk of the Works; it would be in the Auditor's office because by law they are the keeper of the records. Altman stated she is talking about a position with the commissioners that keep them on track with contracts, etc. Holt stated we are still talking about a purchasing agent. Altman stated we pretty much are but give them a little more responsibility and figure out how we are going to get it done. Dillinger stated we need specifics. Randall stated we usually begin with a questionnaire to develop a job description. Holt asked if there is, in the manual of job descriptions, a contract manager job description? Randall stated she can check with Waggoner Irwin to see what they have in their database. Holt asked Randall to check and let the commissioners know what she comes up with. Altman stated she wants to make sure she did not have strong opposition from her fellow commissioners.

Attorney [4:08:16]

Ordinance 5-14-07-A, Payment of Certain Claims

Howard requested approval of Ordinance 5-14-07-A, An Ordinance Amending Ordinances 8-27-01-A and 2-13-06-A Providing for Payment of Certain Claims by the Hamilton County Auditor Without Prior Approval by the Board of Commissioners. Howard stated this amendment has been requested by the Auditor and the State Board of Accounts. Altman motioned to suspend the rules to adopt on first reading. Holt seconded. Motion carried unanimously. Altman motioned to approve Ordinance 5-14-07-A. Holt seconded. Altman clarified that this is for county credit cards only? Howard stated yes. Motion carried unanimously.

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Administrative Assistant

Janus Transportation Grant

Mr. Fred Swift requested approval of a Letter of Intent for Janus' application for the Section 5311 Rural and Small Urban Public Transit Intercity and Feasibility Study Assistance Grants. Holt motioned to approve. Altman seconded. Altman asked if it is going to be for more money? Swift stated yes, for \$282,500. Altman stated Janus will need a council resolution on funding. Motion carried unanimously.

Animal Shelter Certificates of Substantial Completion

Swift requested approval of the Certificates of Substantial Completion for the Animal Shelter Project from Applied Coatings, Batts Construction, Inc., Berline Construction, Inc., The Blakley Corporation, Bledsoe Environmental Systems Testing, Inc., Fredericks, Inc., Gaylor, Inc., J.E. Mechanical, Inc., and P.I.P.E., Inc. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Washington Township Trustee Wage Determination Appointment

Swift stated the Washington Township Trustee has recommended Melody Sweat be appointed to a Wage Determination Committee. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Alternative Services Concept Agreement

Holt motioned to take the Alternative Services Concept (ASC) Agreement off the table. Altman seconded. Swift stated the increase is over 10% for 2007 and he distributed the explanation for the increase. Swift stated he has not received a response to his question of how many claims they have processed last year. Altman stated the difference in the contract when you compare '06 to '07, is that they change the number of minimum processing claims. In a prior year for auto collision they had a guaranteed minimum of 10 and now it has gone up to 12. They did this on several categories. Motion carried unanimously. Holt motioned to approve the contract. Altman seconded. Motion carried unanimously. Altman requested Swift follow actual processed claims to make sure we are not getting nailed on minimums.

Voter Registration Door

Swift stated the request for an additional door for the new Voter Registration office was tabled at the last meeting. Holt motioned to take it off the table. Altman seconded. Motion carried unanimously. Altman stated she thinks the window is adequate, she would suggest they add tabletops for the applicants to fill out their paperwork and hand it through the window. Altman motioned to not install the door. Dillinger seconded. Holt stated they requested a door, our other offices allow you to come in instead of standing in the hall. Dillinger stated they have a door, they don't like where it is. Altman and Dillinger approved the motion. Holt opposed. Motion carried. Altman motioned to put a mahogany desktop at writing level so people can fill out paperwork. We will also need a light in that window. Holt stated typically we have an officeholder give us a diagram of what they want, we don't know if they want a mahogany desktop or a light. We don't know if they will use it. Swift stated he will ask if they will use it.

Association of Counties Annual Award Contest

Swift asked if the Commissioners want to use the 146th Street project as the applicant for the Association of Counties Annual Award? The Commissioners agreed.

Conference Chairs

Swift requested a decision of what conference chair the commissioners would like. Holt motioned to table. Dillinger seconded. Motion carried unanimously.

County Highway Maps

Swift stated he would like to offer county highway maps at the 4-H Fair this year. Maps are being printed on demand. The Surveyor's office is getting a price on printing 1,000 maps. Holt motioned to approve. Dillinger seconded. Motion carried unanimously.

Law Books

Swift stated the Fire Marshall has told us we must move the law books in the sub-basement. Swift recommended they be thrown away. Holt asked if they could be used by the inmates in the Jail. Sheriff Carter stated the law books are on the computer now. Altman suggested calling the Friends of the Carmel Library to see if they will contact interior decorators. Holt motioned to table. Altman seconded. Motion carried unanimously.

4-H Fair Parking

Swift stated Firestone has offered to let us use the parking lot on the north side of Pleasant Street for the 4-H Fair. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Liability Trust Claim

Swift requested approval of a Liability Trust Claim in the amount of \$13,550.00 payable to Walker & Associates for a medical claims audit. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Animal Shelter Amended Agreement

Swift requested signature on the Amendment to Operation and Service Agreement for the Hamilton County Animal Control Center. Howard stated an agreement was approved and signed but it was for a different percentage and pro-rata contribution to the common area. Altman motioned to approve the amended agreement with the stated percentages. Holt seconded. Motion carried unanimously.

Video Equipment

Swift stated we need to find someone who can run the video equipment in the Commissioners Courtroom. Altman suggested contacting Rick Vanderweilen.

Auditor [4:32:16]

Bid Award – 4-H Storage Barn Rental

Ms. Dawn Coverdale stated the Hamilton County 4-H Fairgrounds Buildings & Grounds Committee have recommended the bid for the rental of the 4-H Storage Barns be awarded to Superior Dock Company in the amount of \$8,603.00. Holt motioned to approve. Altman seconded. Motion carried unanimously. (Bids were received April 24, 2007. Only one bid was received. Mr. Michael Howard opened the bid from Thomas A. Mills, dba Superior Dock Company in the amount of \$8,603.00. A cashier's check in the amount of \$500.00 was submitted for a damage deposit.)

ASC Claims Service Contract

Altman motioned to rescind the prior approval of the ASC Claims Service Contract pending further review. Holt seconded. Motion carried unanimously.

Congressional School Report

Coverdale requested approval of the Congressional School Report. Holt motioned to approve. Altman seconded. Motion carried unanimously.

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Payroll Claims

Coverdale requested approval of Payroll Claims for the periods of April 9-April 22, 2007 paid May 4, 2007 and April 23-May 6, 2007 paid May 18, 2007. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Vendor Claims

Coverdale requested approval of Vendor Claims to be paid May 15, 2007. Altman motioned to approve. Holt seconded. Motion carried unanimously.

Holt motioned to adjourn. Altman seconded. Motion carried unanimously.

Commissioners Correspondence

Poindexter Excavating, Inc. Notification of EEO Policy
E&B Paving, Inc. Notice of Temporary Site at Stony Creek Stone Yard
Notice of Public Hearing:
Allison Trails Subdivision – Noblesville
Cool Creek Outlots – Westfield
IDEM Notice of Sewer Permit Applications:
Mud Creek Interceptor, Phase 4 – Fishers
Thorpe Creek, Section 2 – Fishers
IDEM Notice of Construction Permit Applications:
Cherry Tree Grove – Carmel
Thorpe Creek, Section 2 – Fishers
Village on the Monon – Carmel
Certificate of Liability Insurance:
Crider & Crider, Inc.
JDH Contracting, Inc.
Rosema Corporation, Inc.

Present

Christine Altman, Commissioner
Steven C. Dillinger, Commissioner
Steven A. Holt, Commissioner
Dawn Coverdale, Chief Deputy Auditor
Kim Rauch, Administrative Assistant to Auditor
Fred Swift, Administrative Assistant to Commissioners
Michael A. Howard, Attorney
Doug Carter, Sheriff
Brad Davis, Highway Director
Joel Thurman, Interim Highway Engineer
Amber Emery, Highway Public Service Representative
Dave Lucas, Highway Inspector
Christopher Burt, Highway Staff Engineer
Tim Knapp, Highway Right-of-Way Specialist
Matt Knight, Highway Staff Engineer
Faraz Khan, Highway Department
Kathy Howard, Highway Department
Bob Davis, Highway Superintendent
Patti Smith, BLN
Ryan Heath, Indianapolis Star
Floyd Burroughs, FEBA
Becki Wise, USI
David Whiteman
Jonathan Babalola, Noblesville Times
Scott Warner, Buildings and Grounds
BJ Casali, ISSD
Jennifer Hayden, Recorder
Sheena Randall, Human Resources Director
Larry Dawson, Envoy, Inc.
John Barbee, Envoy, Inc.
Robin Ward, Noblesville Township Assessor

APPROVED
HAMILTON COUNTY BOARD OF COMMISSIONERS

ATTEST

Robin M. Mills, Auditor